

## FEATURES

3  2  1,150 SF 

Total Square Feet	1,150 SF
Lot Size	7,413 SF
Year Built	1955/2022
Style	Ranch
Basement	None
Heating	Forced Air
Cooling	Central Air
Garage	1 Car Attached
Subdivision	Martin Acres
HOA	None

### This is the one you've been waiting for.

South Boulder brick home in an ideal location, faces west and backs to park. Enjoy your large backyard with no neighbors behind you. Completely remodeled with tasteful finishes including modern kitchen, new bathrooms, new windows, updated doors and trim, new roof, new high efficiency tankless water heater and furnace, wide concrete driveway with extra parking pad, laundry room, and more. Oak floors, open floor plan. Spacious fully-fenced backyard offers a 21'x16' patio for outdoor living, with front and backyard irrigation systems. The 15'x10' workshop/garage is perfect for all your gear or possibly a compact car. Separate shed with electricity in backyard for additional storage. Well-maintained mature trees and landscaping. Move right in and start enjoying everything this great neighborhood has to offer. Excellent opportunity for an investor or homeowner.



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JUST  
LISTED

**\$945,000**

Completely Remodeled Martin Acres Beauty  
340 Martin Drive, Boulder CO 80305

